

Kimball Pond Property Study Committee
Property Tour Meeting Minutes
November 3, 2013

Present: Ed K., Chris L., Heather M., Glen S., John W., Jessica B.,
Absent: Lee W.,
Guest: Carl Goodman

The group meet at the Kimball Cabins at 8:30 a.m. to tour the cabins and property. It was decided to number the cabins clockwise to make it easier to identify them during our discussions. The main cabin is #1, the bathroom cabin is #2, the recreation dept. storage cabin is #3 and the Boy Scout cabin is #4. Each cabin was examined both inside and out and the committee came to a few quick conclusions. Carl Goodman joined us to discuss his findings from when the Lions Club was considering fixing up one of the cabins.

Cabin #1 (Main Cabin)

Roof needs to be replaced, the porch has many rotted boards, the fireplace in the 2nd room has been burnt through the flooring but is not unfixable, pressure wash the outside and re-caulk as needed.

Cabin #2 (Bathroom Cabin)

Replace porch and roof, left front corner at built on addition has significant rot that should be cut out and supported with a vertical log and the corners tied back in with metal straps. The remaining logs overall were not in bad shape but recommend that all the cabins be pressure washed, repair the caulk as needed and a fresh coat of paint. It was suggested that we look into a mulching toilet similar to the one used at Twin Mt. if the current bathrooms are relocated.

Cabin #3 (Recreation Dept. storage)

There is a plaque above the door that states this cabin was dedicated to the 4-H. As with all the cabins this one also could use a new roof. Some repairs will be needed but overall this cabin is not in bad shape.

Cabin #4 (Boy Scout Cabin)

This cabin is by far in the worst condition. The porch and supports are completely unstable, the roof is in bad shape, there is evidence of log rot in several places and the opinion of the committee is the cost of repairs will exceed the value of the cabin. It would be recommended to tear this structure down.

The committee walked the immediate area surrounding the cabins and several of us did the short trail loop and made the following observations and comments:

Would it be possible for various organizations adopt a cabin providing the funds needed or retain qualified volunteers to do some of the work.

There was an area between cabins #3 & #4 that appeared to be used as a boat launch but the brush has overgrown the area. There were questions concerning the shoreline protection act and what will be allowed to do so close to the shoreline. Glen will be looking into the rules of the shoreline protection and report back to us.

There are remnants of a paved boat launch to the left of the beach area. There are faded signs that need to be replaced and one of them states that only non-gas powered boats are allowed. This area needs to be examined to see if this may be the best area for a boat launch or be relocated.

There are questions regarding the additions that have been added to all of the cabins. It is thought to have been added in more recent years and perhaps used as pump houses that may have held the water pump and or water heaters. It is evident that the areas around these areas have sustained the most water damage so the removal of the additions should be taken into consideration.

As we walked the property we were questioning where the septic tank or leach field may be located and the location of the well or was it on town water. It appears the well may be located near the construction trailer. There is a utility pole next to the well that has had the meter pulled out.

There has been a construction trailer that has been parked behind cabin #4 for a lengthy amount of time. It is thought that he was given permission to park the trailer there for a short amount of time with the understanding that it was not a permanent trailer storage area. The name of the contractor listed on the side is DM Carrier Construction. John W. knows Don Currier and will contact him regarding the removal of the trailer.

While walking the trail we saw a large chimney in a field that was left standing after a fire destroyed the building. We would like to know the history about the structure.

It was suggested that a picnic table be located along the trail by the first turn that has a great view of the lake.

It was suggested that markers be placed at various locations along the trail that will identify the various types of trees. It appears that a group, perhaps the boy scouts, may have undertaken this task as there are approximately 16 marker stands along the trail but only 2 very faded signs still on them. Perhaps more permanent signs can be done again by an organization that would identify pertinent information.

As we walked the short trail we saw numbers on some of the trees and wanted to know what the purpose of this was. At the beginning of the trail there is a mailbox marked "maps" but it was empty. It has been suggested that the maps be updated to include the new Hopkinton Village Greenway Trails.

All signage is faded and unreadable and should be replaced.

There are several areas that have exterior lights. The main cabin, #1, has a light on the roof to help light up the area in back of the cabin. There are 2 lights on a switch at the utility pole along the access road that lights up the pond area. There is a utility pole between cabins #2 & #3 that could be looked at to see if a light could be added.